

EXHIBIT J

Elk Springs Recommended Landscape Plantings List

Elk Springs Architectural Review Committee

Elk Springs Homeowners Association Landscaping Plant List

The following lists plant species that are recommended for landscaping purposes within the Elk Springs HOA. Using indigenous plant species is encouraged in order to maintain the surrounding landscape character and minimize the need for supplemental landscape irrigation. These species were selected because of their adaptation to the elevation and exposure of Elk Springs HOA and their heightened tolerance to drought conditions.

Minimizing conflict between residents and wildlife is an objective of the HOA. Some wildlife species are attracted to various plants as a preferred food source. The most concerning conflict is between humans and bears. Bears are attracted to berry and nut producing plants. While all plants may attract certain species of wildlife, Elk Springs HOA does not allow any type of plant materials which bear fruit or nuts. While this list is guidance for your landscaping around your residence, we ask that you consult with a landscape architect, nurseryman or wildlife professional to develop a better understanding of which species are most suited for your landscaping objectives, while keeping drought resistant materials in you planning process.

Evergreen Trees

Mugo Pine	<i>Pinus mugo</i>
Rocky mountain Juniper	<i>Juniperus scopulorum</i>
Common Juniper	<i>Juniperus communis</i>
Utah Juniper	<i>Juniperis utahensis</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
Pinion Pine	<i>Pinus edulis</i>
Bristlecone Pine	<i>Pinus aristate</i>
Southwestern White Pine	<i>Pinus strobiformis</i>
Black Hills Spruce	<i>Picea glauca</i>

Deciduous Trees

Aspen	<i>Populus tremuloides</i>
Alder	<i>Alnus tenuifolia</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Mountain Maple	<i>Acer glabrum</i>
Ginnala Maple	<i>Acer ginnala</i>
Hawthorn	<i>Crataegus spp.</i>
Chokecherry	<i>Prunus virginiana</i>

Shrubs

Red twig Dogwood	<i>Cornus sericea</i>
Roses	<i>Rose spp</i>
Wild Raspberry	<i>Rubus idaeus</i>

Golden Currant	<i>Ribes aureum</i>
Ninebark	<i>Physocarpus monogynus</i>
Oregon Grape	<i>Berberis repens</i>
Apache Plume	<i>Fallugia paradoxa</i>
Blue mist spirea	<i>Caryopteris x clandonensis</i>
Potentilla	<i>Potentilla fruticose</i>
Rabbit Brush	<i>Chrysothamnus spp.</i>
Russian Sage	<i>Perovskia atriplicifolia</i>
Serviceberry	<i>Amelanchier</i>
Mock orange	<i>Philadelphus lewisii</i>

Ornamental Grass

Feather Reed Grass	<i>Calamagrostis</i>
Ravenna Grass	<i>Erianthus</i>
Blue Fescue	<i>Festuca</i>
Fountain Grass	<i>Pennisetum</i>

Perennials

Colorado’s climate is well suited for perennials, and therefore a vast number of perennial species are available to select from. The greatest concern in using perennials is the threat of an exotic species escaping into the native landscape and aggressively competes with the native plant communities. When this occurs, the species is noted as a noxious weed and requires management and eradication. Examples of escape perennials include Dames Rocket, Ox-eye Daisy, and Butter and Eggs (toad flax). While there are many others these are some of the most noted escapees, we see every day in our landscapes.

At the moment there are hundreds of perennials which could be planted into areas around the homes within Elk Springs. These planting areas should be more directed into locations to provide the most and best impact for the homeowner. The limited list below is of varieties which succeed the best in our environment by proven tests currently.

Colorado Columbine	Catmint
Bleeding heart	Black eyed Susan
Kinnikinnick	Veronica
Pussytoes	Lambs ear
Rockcress	Peony
Aster	Oriental poppy
Yarrow	Wild Geranium
Bellflower	Coreopsis
Cerastium	Daylily
Coneflower	Penstemon
Shasta Daisy	Clematis vine
Lupine	Virginia creeper vine

Lawn area

Turf lawns are a common element of the residential landscape, however, they are also typically a high water consumer. Lawns should be placed where the outdoor activities is anticipated for the best concentration of activities. The type of activity will sometimes dictate the type of turf species preferred for the lawn. The standard lawn is usually comprised of Kentucky bluegrass (*Poa pratensis*), which is the deep green with a fine textured soft feel to it. This type of lawn is the most water demanding type of lawn. The trend for Elk Springs homes is to lead away from this type of lawn and move towards more water conservation.

Acceptable type of grass for lawns:

Turf Type Tall Fescue

Turf type tall fescue is another lawn type that may have a little more coarseness to the touch than bluegrass varieties. Watering can be reduced by as much as 30-50% of the standard bluegrass varieties. Seeding rates at 1-2 lbs. per 1000 square feet

Low Grow Mix

19% Blue Fescue
12% Blue Grama
14% Rocky Mountain Fescue
14% Canby Bluegrass
9% Indian Ricegrass
18% Sandberg Blue
10% Sideoats Grama
2% Alpine Bluegrass
2% Bottlebrush Squirreltail

Native revegetation areas.

These areas are very important to get reseeded as soon as these zones may get completed and include areas such as utility corridors and along roadsides and all disturbed areas around the construction site. In order to help with erosion a hillside netting should be applied to any areas which exceed 1:1 slope. Best time for this is fall before snow falls. 2 lbs. per 1000 square feet.

Low grow reclamation mix

30% Crested Wheatgrass, Ephriam
20% Sheep Fescue
25% Perennial Ryegrass
15% Chewings Fescue
10% Upland Bluegrass, Drayler

Nonvegetative turf grass (artificial turf) shall only be allowed in a rear yard of any Unit.

NOTE: Exhibit K low pressure lot map follows this page.